

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
June 20, 2013

The Lexington County Planning Commission held its regular monthly meeting on Thursday, June 20, 2013, at 8:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Andy White
Lee Matthews
Robert Spires
Michael Shealy
David Laird
Rock Lucas
Pat Dunbar

Members Absent:

Keith Myhand
Warren Cope

Staff Present:

Charlie Compton
Sharon Willis
Jack Maguire
Janet Turner
Ralph Ford
Steve Pierce
Geoff Johnson
Alan Rickenbaker

Others Present:

Michelle Black
Patty Grant
Kent Grant
Brian Grant
Whit Blanton

The meeting for June 20, 2013, was called to order at 8:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item on the agenda was the minutes from the May meeting at Tab A. Robert Spires made the motion to approve the May minutes and Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the May minutes was as follows:

In Favor: Lucas
Matthews
Laird
Spires
Shealy
White
Dunbar

Opposed: none

Not Present: Cope
Myhand

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs B and C. Charlie Compton stated that May was a good month for residential permitting with 110 site-built permits issued and 45 manufactured housing permits issued. For the first fifteen days of June 42 site-built permits have been issued and only seven manufactured housing permits issued. He also introduced Toni Mondello to the Commission, stating that the County was very fortunate to have her working as a summer intern with Planning and GIS. She is attending school in New York and is working on programming applications.

Access Policy Variance: Property of Patty C. Grant (Michelle Black/applicant): Chairman Lucas stated that the next item on the agenda was the Access Policy Variance at Tab E concerning property of Patty C. Grant. Charlie Compton went over a brief update and clarification of the Access Policy at Tab D.

Janet Turner presented this request to the Commission, first recognizing the applicant, Michelle Black, and her family – Patty Grant, Kent Grant, and Brian Grant. She stated that they were present to answer any questions.

Mrs. Patty C. Grant currently owns a 13.24-acre lot (Parcel A) and a .55-acre lot off of Oak Drive near Lexington which are accessed by an existing 50-foot wide access easement over property owned by her brother, Sam Corley. Mrs. Grant wants to cut out a two-acre lot to give to her daughter, Michelle Black, to build a home. The .55-acre lot is proposed to be combined with Mrs. Grant's acreage and the mobile home is to be removed. Mrs. Grant has deeded a 1.5-acre lot to her son, Brian (Parcel B), however, his access is from an easement to Point South Lane. There will be only two residences using this easement over Sam Corley's property. Sam Corley lives on Oak drive and has a separate driveway for his residence although he uses the drive to access some storage buildings on other tracts that he owns. An Access Policy Variance is required since two lots will be sharing an easement and the easement to the new lot will be going across two properties instead of only one as outlined in the Planning Commission's Access Policy.

The existing 12-foot wide paved and gravel drive is in good condition with no stormwater issues detectable. There are no site distance issues at the intersection of Oak Drive.

Andy White moved to approve this request with the requirement that any future subdividing of properties be subject to the private road maintenance requirements of the County and therefore would come to the Planning Commission for review. Michael Shealy seconded the motion. There was no further discussion and the vote for the approval of the Access Policy Variance was as follows:

In Favor: Lucas
Matthews
Laird
Spires
Shealy
White
Dunbar

Opposed: none

Not Present: Cope
Myhand

History Presentation: Steve Pierce shared several of his recently created on-line historical presentations with the members of the Commission. They included a Historic Markers Tour, a Lexington County Museum Tour, and an Historic Photographs Slide Show.

Population and Dwelling Unit Projections for 2020, 2030 and 2040: Charlie Compton introduced Whit Blanton, Vice President of the Renaissance Planning Group in Orlando, Florida. He noted that his firm was an outstanding planning group and was currently doing transportation planning work in the Charleston area. He also reminded them that Mr. Blanton was the transportation planning consultant from one of the APA training CDs that we had used recently.

Mr. Compton also introduced other members of County staff present, including Ralph Ford and Alan Rickenbaker from Planning and GIS and Geoff Johnson from the Assessor's mapping office. He explained that these three individuals were key creators of the growth projects in the next presentation.

Charlie Compton then presented to the Commission the latest growth projections for Lexington County, including an explanation of the forecasting methodology used.

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab F. Janet Turner stated this was for information only.

Road Classifications: Chairman Lucas noted that the next item on the agenda was the Road Classifications at Tab G. Andy White made the motion to approve the road classifications as recommended and Pat Dunbar seconded the motion. With no further discussion the vote for approval of the road classifications was as follows:

In Favor: Lucas
Matthews
Laird
Spires
Shealy
White
Dunbar

Opposed: none

Not Present: Cope
Myhand

Adjournment: With no further business the meeting was adjourned at 9:00 a.m.

Respectfully submitted,

Approved,

(signature on file)
Charlie Compton
Secretary

(signature on file)
Rock Lucas
Chairman